



COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 437  
LOS ANGELES, CALIFORNIA 90012



MARK J. SALADINO

TREASURER AND TAX COLLECTOR

December 12, 2005

TELEPHONE  
(213) 974-2101

TELECOPIER  
(213) 626-1812

TO: Mayor Michael D. Antonovich  
Supervisor Gloria Molina  
Supervisor Yvonne B. Burke  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe

FROM: Mark J. Saladino  
Treasurer and Tax Collector

SUBJECT: **UPDATES ON UPCOMING 2006A TAX SALE**

We are in the process of preparing for the upcoming 2006A tax sale scheduled for February 13 and 14, 2006. The tax sale will be held at the Los Angeles County Fairgrounds in Pomona. Below are scheduled activities for this sale:

**2006A TAX SALE**

- 348 public and taxing agencies, and non-profit organizations were notified of the tax sale on November 28, 2005.
- On December 13, 2005, 1,800 prospective bidders will be notified that the auction books are available for sale and will also be provided with specific information regarding registration requirements. Registration will run from January 17, 2006 through February 2, 2006.
- Official Notices of Auction will be mailed by December 23, 2005, to approximately 31,000 parties of interest.
- The publication of the 2006A tax sale is scheduled to be published the weeks of January 2, 9 and 16, 2006, as required by Revenue and Taxation Code 3702.

Each Supervisor  
December 12, 2005  
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- Staff from the Department of Community and Senior Services and Department of Consumer Affairs will conduct taxpayer counseling sessions for those properties that are homeowner occupied. All contacts will be completed by February 8, 2006. If they are unable to contact the owner, the sale of the affected parcel will be postponed.
- Starting January 3, 2006 through February 3, 2006, the County of Los Angeles Safety Police will attempt to establish personal contact with all owner-occupied properties.

Attached is a list of critical dates to remember and information that may be useful when responding to inquiries regarding the **2006A tax sale**, registration dates and how to purchase the auction book. This same information will be available on our website: <http://ttax.co.la.ca.us>. The following telephone numbers can also be provided to the public.

#### **PUBLIC INFORMATION NUMBERS**

Bidder registration information:	(213) 974-2040
Information regarding parcels in the tax sale:	(213) 974-2045
To order an auction book:	(213) 974-2647

We anticipate an increase in inquiries due to the above-listed activities. Should you have special handling needs, please contact Donna J. Doss, Assistant Treasurer and Tax Collector, at (213) 974-2077 or my office at (213) 974-2101.

MJS:DJD

MD:lpg

X:2006A General Info Brd Memo

Attachments

## **IMPORTANT INFORMATION**

### **NEW**

The registration deposit has been increased from \$1,000 to \$5,000. Please see Page 5 in the Terms and Conditions Section A for a full explanation.

### **INVESTIGATE BEFORE YOU BID**

1. Read carefully the Official Terms and Conditions of this sale, Pages 5 - 12.
2. Review Assessor's maps for parcel information. Maps can be purchased from the Assessor's Office or accessed at <http://assessor.co.la.ca.us/>. See Pages 4 and 13.
3. Personally visit the property that you are interested in purchasing **prior** to the sale. Do not trespass. Beware that improvements (structures) indicated in this book or the Assessor's database may no longer exist. The defaulted property is sold on an "as is" basis; no warranty is made by the County.
4. The Assessor's property description may indicate a condominium unit; however, it may not be an actual living unit, i.e., it could be a garage, parking stall, or a storage room. **BUYER BEWARE!**
5. Complete your purchases to avoid losing your deposit and the rights to the property. Deposits on incomplete sales are **FORFEITED/NON-REFUNDABLE**.

### **TO PURCHASE PROPERTY YOU MUST**

1. Be a registered bidder to participate at the auction.
2. Register between January 17, 2006 through February 2, 2006, including a \$5000 registration deposit.
3. Know how you wish to have property vested, as **NO** changes to vesting title are allowed after you have registered.
4. Have proper form of payment. The only forms of payment for registration and for purchases at the auction are cash, cashier's checks, and bank-issued money orders. Personal or business checks will **not** be accepted. Cashier's checks and bank-issued money orders must be made payable to the **L. A. County Tax Collector**. Checks made payable to the bidder, or any other party, **will not** be accepted. Also, credit cards are **not** accepted.

### **HELPFUL TIPS**

1. Register early! The first 200 bidder cards issued will have a choice of prime seating at the auction. Prime seating will only be reserved from 7:30 until 9:00 am. Arrive early!
2. Bring cashier's checks and bank-issued money orders in denominations of \$5,000 or less to avoid delays at the cashier's lines.
3. Obtain updates of parcels remaining in the sale at the Tax Collector's website at <http://ttax.co.la.ca.us>. Weekly updates will be available on Mondays, starting January 3, 2006 and daily updates will start on Monday, February 4, 2006 through the date of the auction.

### **AUCTION TRUST ACCOUNTS**

1. Auction Trust Account - In response to your request, you can increase your initial registration deposit and open an Auction Trust Account. **The last day to open the Auction Trust Account will be February 10, 2006.** See Page 9 for more details on the Auction Trust Account.
2. \$5,000 is the minimum amount required to open an Auction Trust Account, in addition to the \$5,000 bidder registration deposit.
3. Unused monies in the Auction Trust Account and Bidder Registration Deposits will be refunded by mail within 30 days of the sale. Unused funds **WILL NOT** be refunded at the auction site.

**LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR**  
**225 NORTH HILL STREET, ROOM 130**  
**LOS ANGELES, CALIFORNIA 90012**

## **CRITICAL DATES**

Assessor's Map Books Available for Sale	To Be Determined
Auction Book Available for Sale	December 13, 2005
Bidder Registration Period	January 17, to February 2, 2006
Last date to redeem tax-defaulted property And prevent property from selling at auction	February 10, 2006 @ 5 p.m.
Last date to open an Auction Trust Account	February 10, 2006 @ 5 p.m.
Auction Date	February 13 & 14, 2006 @ 9 a.m.
Auction Location	Los Angeles County Fairgrounds - Pomona Fairplex 1101 West McKinley Avenue, Building 8 Pomona, California 91768
Final pay-off date for properties purchased at the tax sale	March 16, 2006

## **AUCTION BOOK INFORMATION**

### **A. How to purchase an Auction Book**

1. **BY MAIL:** Orders by mail should be addressed to the Los Angeles County Tax Collector, 500 West Temple Street, Room 114, Los Angeles, California, 90012. Only a cashier's check or bank-issued money order made payable to the Los Angeles County Tax Collector will be accepted. Personal or business checks will **NOT** be accepted.
2. **BY TELEPHONE:** Orders by telephone must be directed to (213) 974-2646 or (213) 974-2647 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, and paid by using Visa, MasterCard or Discover Card. Callers must have their credit card number ready when calling.
3. **IN PERSON:** Purchases in person are to be made at the Cashier Windows located on the First Floor - Lobby area of the Kenneth Hahn Hall of Administration, 225 North Hill Street, Los Angeles, California, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Only cash, cashier's checks, bank-issued money orders, Visa, MasterCard, and Discover Card will be accepted. Personal or business checks will **NOT** be accepted.

4. <b>Cost of Auction Book</b>	<b>In Person</b>	<b>Mail &amp; Telephone</b>
Price	\$15.00	\$ 15.00
Sales Tax	1.24	1.24
Postage	N/A	3.95
Total Cost	\$16.24	\$20.19

**\* All Auction Book sales are final.**

**B. Where to Purchase Assessor's Maps**

A complete set of maps showing the general location and dimensions of all parcels to be offered is available for purchase in the Assessor's Office:

Los Angeles County Assessor's Office  
500 West Temple Street, Room 225  
Los Angeles, California 90012  
(213) 974-3420

You may also be able to access the maps from the Assessor's website at <http://assessor.co.la.ca.us>.

Please note that Assessor's maps are provided **without warranty of any kind** in regard to the property itself. We encourage you to contact the Assessor's Office to validate the parcel description, usage, and other features of the property **before** you bid. For example, the term "**Condominium Unit**" in a parcel description may refer to a parking space or garage and **NOT** be an actual living unit.

Beware that maps obtained from any other source may not be accurate. If you have questions regarding the maps or wish to purchase the maps, please contact the Los Angeles County Assessor's Office, 500 West Temple Street, Room 225, Los Angeles, California 90012, (213) 974-3420.

## **CRITICAL TELEPHONE NUMBERS AND WEBSITES**

	<u>Telephone</u>	<u>Website</u>	<u>Page</u>
<b><u>TAX COLLECTOR</u></b>			
Treasurer and Tax Collector General Information and Auction Information	(213) 974-2111	<a href="http://ttax.co.la.ca.us">http://ttax.co.la.ca.us</a>	
Bidder Registration Information	(213) 974-2040		1-4, 8
Auction Trust Account	(213) 974-2040		9
Information on Properties in Auction (Auction Unit)	(213) 974-2045		
Auction Books Orders	(213) 974-2646 (213) 974-2647		3
<b><u>ASSESSOR'S</u></b>			
Assessor's Maps	(213) 974-3420	<a href="http://assessor.co.la.ca.us">http://assessor.co.la.ca.us</a>	4 & 13
<b><u>CONTAMINATION INFORMATION</u></b>			
California Environmental Protection Agency Department of Toxic Substances Control Cal Sites Help Desk	(916) 323-3400	<a href="http://www.dtsc.ca.gov/database/calsites">http://www.dtsc.ca.gov/ database/calsites</a>	11(M)
L.A. County Dept. of Public Works Environmental Program Division 900 S. Fremont Ave., 3 <sup>rd</sup> Floor Annex Alhambra, CA 91803-1331	(626) 458-3517		11(M)
City of L.A. - Environmental Affairs Dept. 200 N. Springs Street, Room 1905 Los Angeles, CA 90012	(213) 978-0871		11(M)
Water Quality Control Boards			
Most of Los Angeles County		<a href="http://www.waterboards.ca.gov/losangeles">http://www.waterboards.ca.gov/losangeles</a>	11(M)
Antelope Valley		<a href="http://www.waterboards.ca.gov/ahontan">http://www.waterboards.ca.gov/ahontan</a>	11(M)
<b><u>WEED ABATEMENT</u></b>			
Weed Abatement - Department of Agriculture/Weights & Measures	(626) 575-5487	<a href="http://acwm.co.la.ca.us">http://acwm.co.la.ca.us</a>	10(I)(i)
Los Angeles City Fire Department Brush Clearance Unit 200 N. Main St., Room 1620 Los Angeles, CA 90012	(213) 978-3470 or (213) 978-3472		10(I)(i)
<b><u>IRS</u></b>			
Internal Revenue Services (IRS)	(213) 576-4456		10(I)(g)